



Stamford, CT EID  
ESPC and microgrid  
project update  
June 18<sup>th</sup>, 2014

energy  
solutions  
for a  
sustainable  
future

## ESPC PROJECT UPDATE

- RFP issued June 17<sup>th</sup> to 13 CT DAS approved ESCOs
  - Government Center + 4 schools (3 are shelters)
  - Clinton Manor & Post House participation to inform decision
  - Government Center + 4 schools
  - Clinton Manor & Post House participation to inform decision
- Coordination meeting with AFB June 17<sup>th</sup>
- Next: form City selection committee

# Candidate buildings

Facility	Current Size SF	Electric Use kWh	Gas Use Therms	Water Use Kgal	Electric Cost \$	Gas Cost \$	Water Cost \$	Total Costs (\$)	Total Use KBTU	Energy Use Index KBTU/SF/YR	Energy Cost Index \$/SF
Rippowam Middle School (shelter)	227,700	203,182	93,934	8,763	\$ 203,182	\$ 81,328	\$ 8,763	\$ 293,273	10,086,860	100	\$ 1.29
Roxbury Elementary & Annex School	86,706	95,407	55,836	3,571	\$ 95,407	\$ 43,001	\$ 3,571	\$ 141,979	5,909,224	128	\$ 1.64
Stamford Government Center	272,000	5,116,680	101,539	6,171	\$ 699,349	\$ 93,307	\$ 20,318	\$ 792,656	27,617,129	216	\$ 2.91
Stamford High School (shelter)	381,408	500,480	186,155	18,153	\$ 500,480	\$ 183,453	\$ 18,153	\$ 702,086	20,323,638	134	\$ 1.84
Westhill High & Agriscience School (shelter)	407,807	639,952	193,541	14,959	\$ 639,952	\$ 184,303	\$ 14,959	\$ 839,214	21,538,256	160	\$ 2.06
<b>Totals:</b>	<b>1,375,621</b>	<b>6,555,701</b>	<b>631,005</b>	<b>51,617</b>	<b>\$ 2,138,370</b>	<b>\$ 647,389</b>	<b>\$ 65,764</b>	<b>\$ 2,769,208</b>	<b>85,475,108</b>	<b>62.1</b>	<b>\$ 2.01</b>

# TABLE 1: SELECTION PROCESS SCHEDULE

MILESTONE	DATE	NOTES
RFP release	Mon June 17 <sup>th</sup>	Only CT DAS approved QESP ESCOs eligible
Pre-bid meeting & initial walking tours at SGC & COC buildings	Thu June 26 <sup>th</sup>	10:00 AM meeting then tours of Stamford's Government Center (SGC) and Charter Oak Communities (COC) bldgs. #22 & #40 Clinton Ave
Initial tours at 4 schools	Fri June 27 <sup>th</sup>	Bus tour starts/ends at SGC
ESCO facility access week	July 7 <sup>th</sup> –11 <sup>th</sup>	PLEASE NOTE: THIS IS THE ONLY WEEK OF ACCESS PLANNED. Daily hours TBD. Drawings available at each building for ESCOs to review on site.
ESCO question deadline	Thu Aug 7 <sup>th</sup>	ESCO questions must be submitted in writing
City answer deadline	Thu Aug 14 <sup>th</sup>	City answers will be issued as RFP addendums
Proposal due date	Thu Sep 4 <sup>th</sup>	
ESCO selection	End of September	City Selection Committee to score proposals and conduct interviews

## TABLE 2: PRE-BID MEETING AND TOUR SCHEDULE

ACTIVITY	TIME	LOCATION	NOTES
	JUNE 26TH		
<b>Pre-bid meeting</b>	10:00 AM–12:00 PM	SGC 7 <sup>th</sup> floor Engineering Dep't conference room	
<b>lunch</b>	12:00–12:30 PM	SGC cafeteria 4 <sup>th</sup> floor	
<b>SGC tour</b>	12:30–2:30 PM	SGC	Focus on mechanical spaces, limited office area access
<b>Charter Oak Communities tour</b>	2:30–4:30 PM	#22 and #40 Clinton Ave	Focus on mechanical spaces, limited resident area access
	JUNE 27TH		
<b>Bus departs SGC</b>	7:00–7:30 AM	SGC	
<b>School #1 tour</b>	8:00–10:00 AM	Stamford HS	
<b>School #2 tour</b>	10:00 AM–12:00 PM	Rippowam	
<b>Lunch</b>	12:00–12:30 PM		Brief stop at a location with restaurants & supermarket
<b>School #3 tour</b>	12:30–2:30 PM	Westhill HS	
<b>School #4 tour</b>	2:30–4:30 PM	Roxbury	
<b>Bus returns to SGC</b>	4:30–5:00 PM	SGC	



# ESPC critical path & schedule

- Phase 1: ESCO selection
  - RFP release June 16, pre-bid meeting & initial tours June 26–27
  - Facility access week of July 7–11
  - Written questions due Aug. 7, City responses by Aug. 14
  - ESCO proposals due Sep. 4
  - Selection committee chooses ESCO by end September
- Phase 2a: Investment Grade Audit, finalize contract
  - 3–6 months (fall/winter 2014 – winter/spring 2015)
- Phase 2b: design, construction, commissioning
  - 12–18 months (winter/spring 2015–spring 2016)
- Phase 3: performance period
  - 15–20 years (2015–2016 to 2030–2040)